HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Third Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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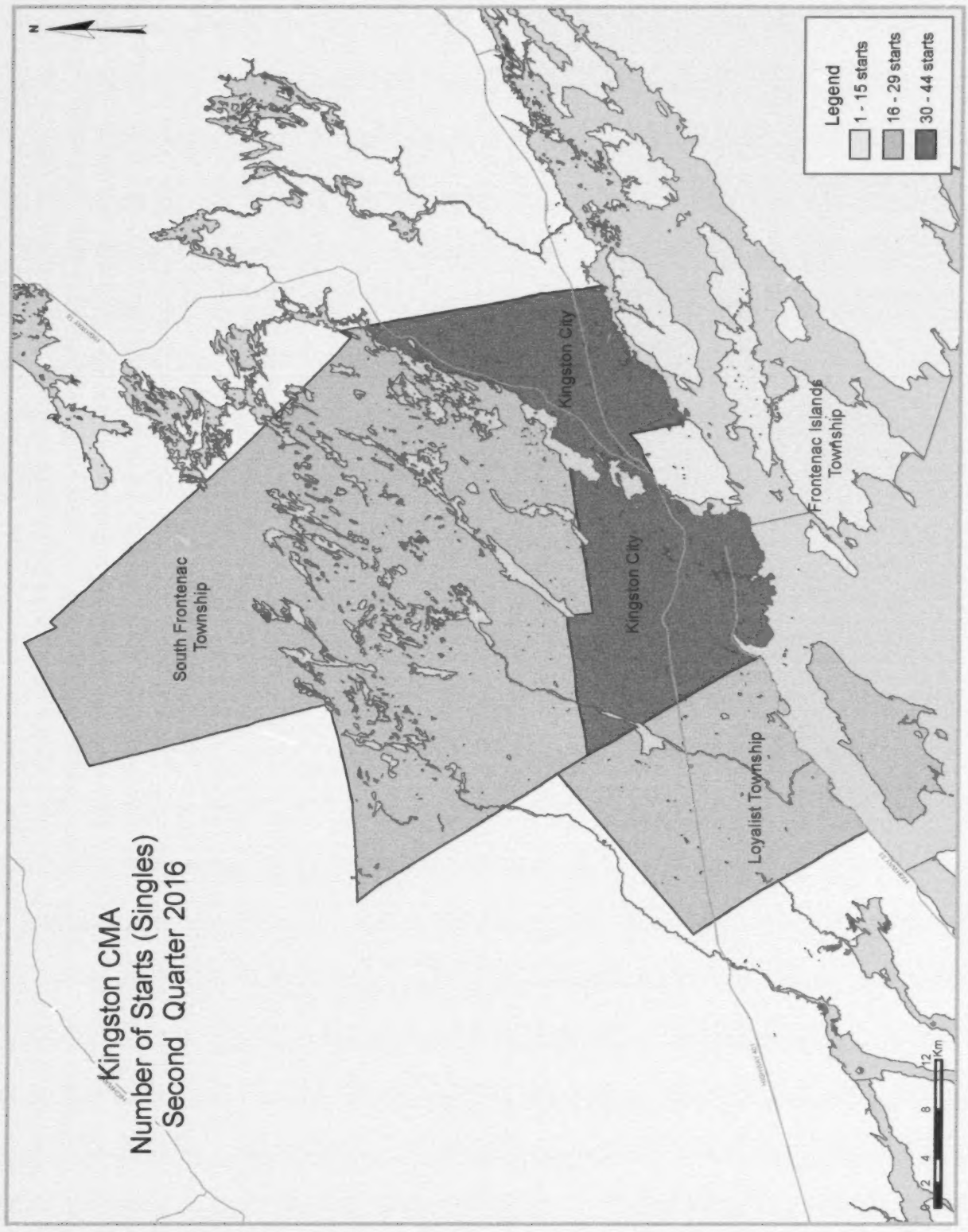
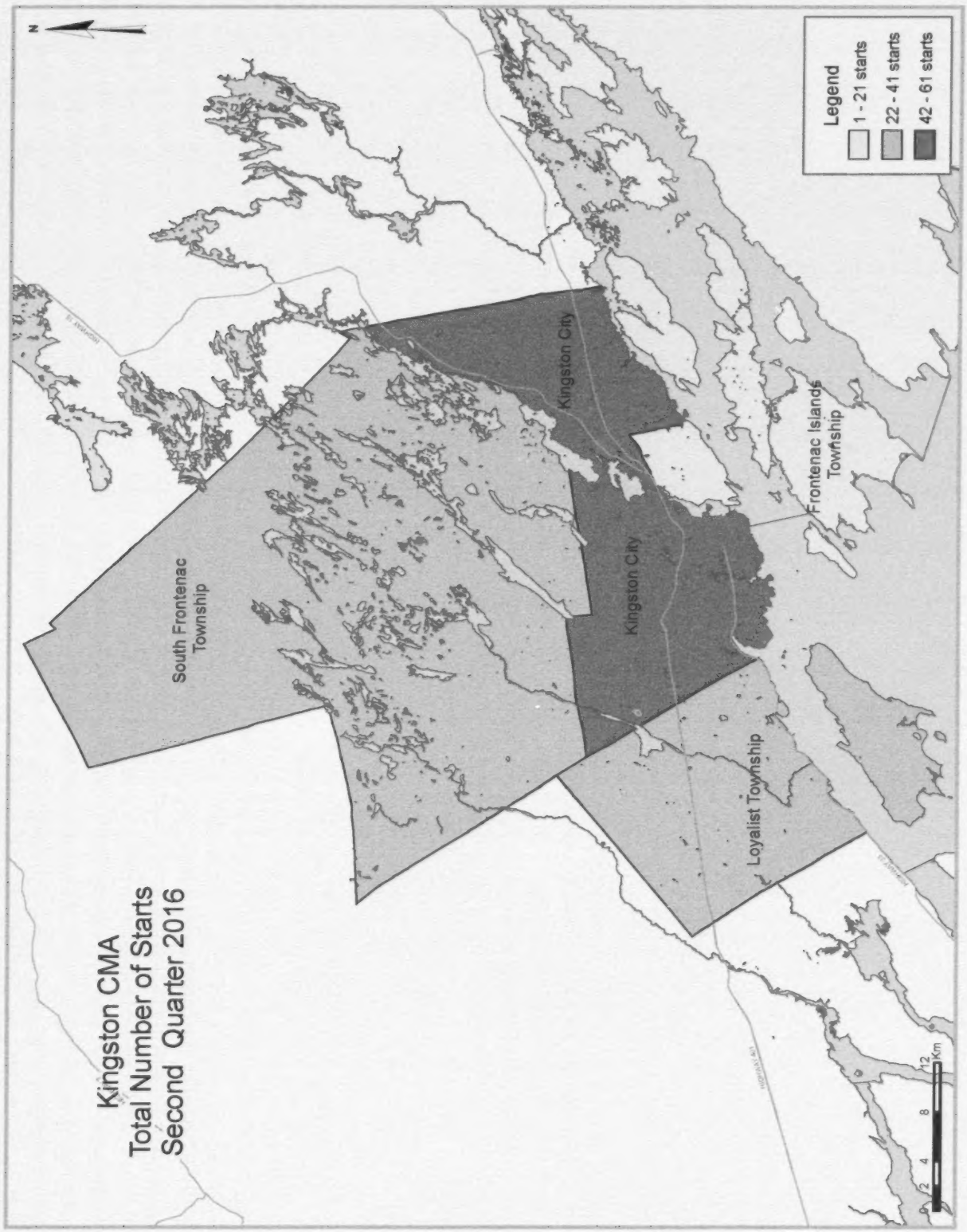
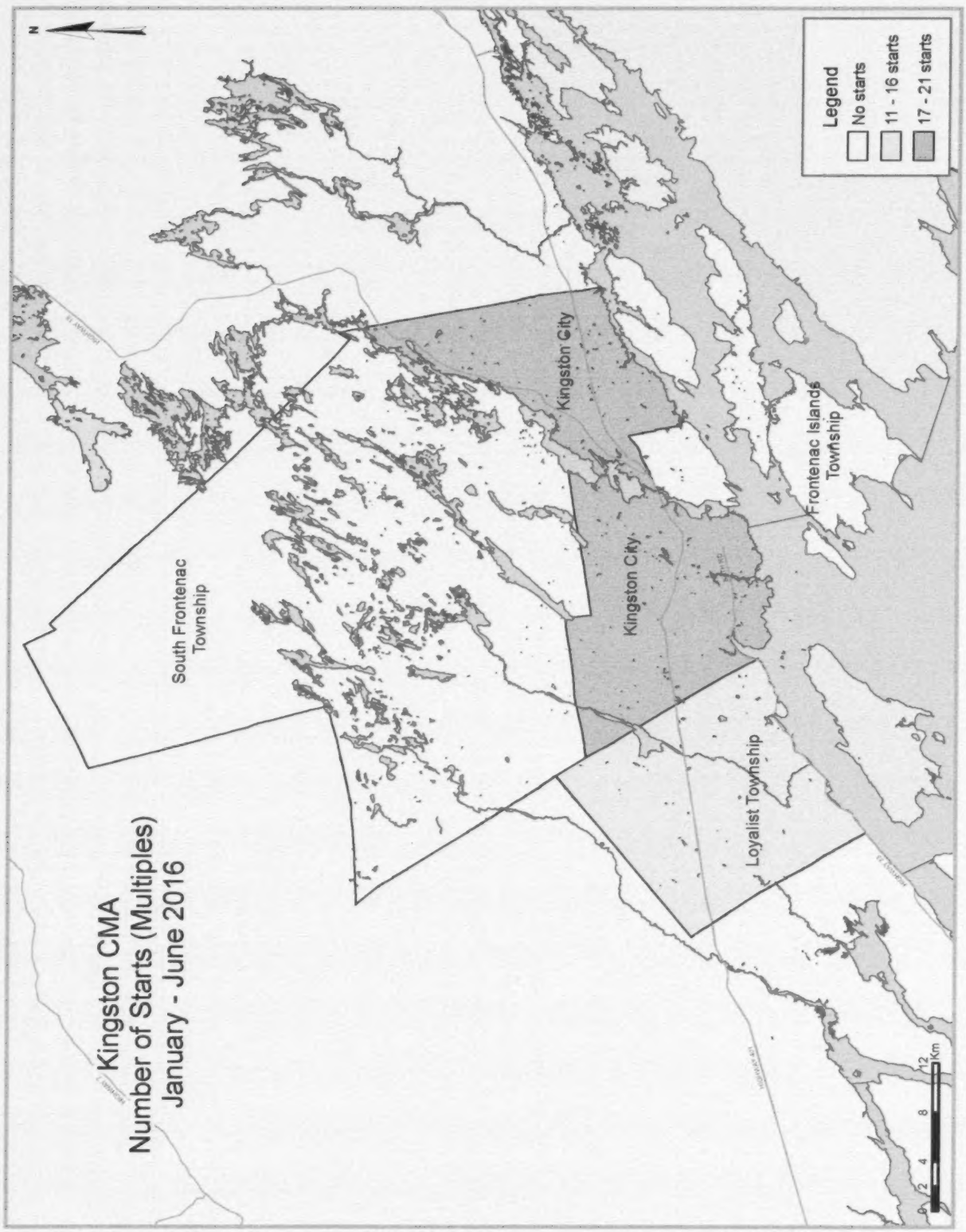
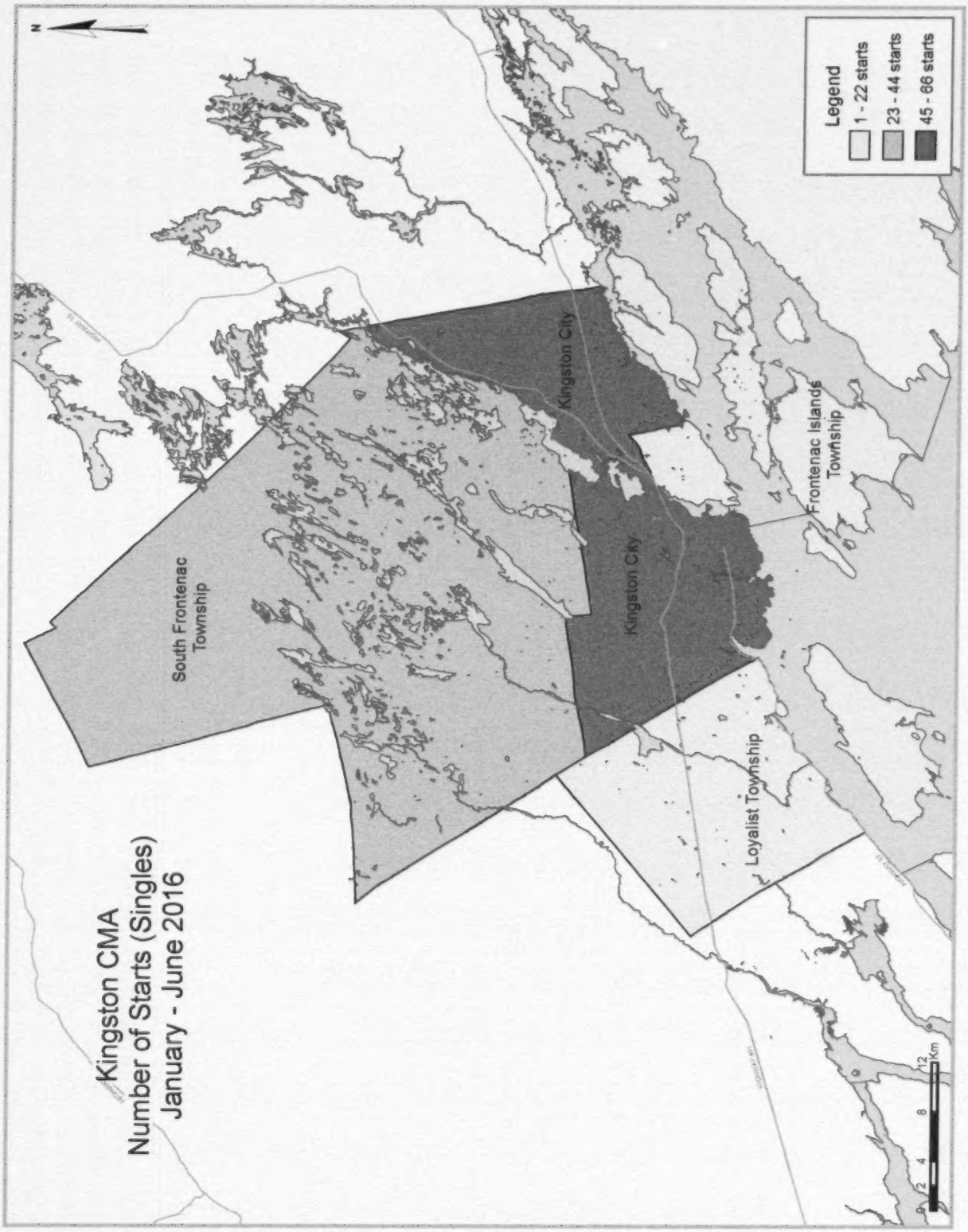
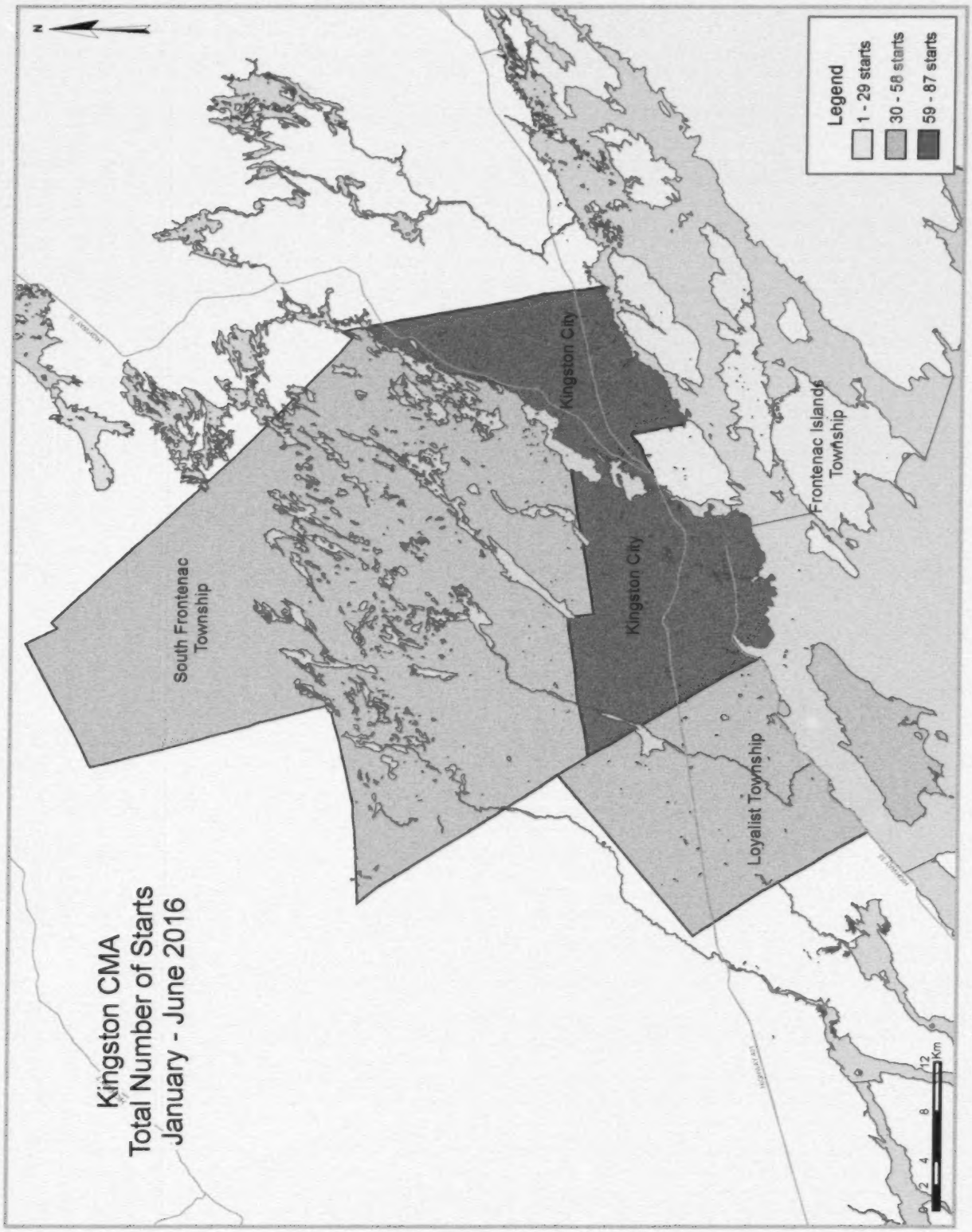
Kingston CMA
Number of Starts (Multiples)
Second Quarter 2016
Legend
No starts
11 - 14 starts
15 - 17 starts
N
Kingston City
Kingston City
Frontenac Islands Township
South Frontenac Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Second Quarter 2016
N
Legend
1 - 15 starts
16 - 29 starts
30 - 44 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Second Quarter 2016
N
Legend
1 - 21 starts
22 - 41 starts
42 - 61 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
January - June 2016
N
Legend
No starts
11 - 16 starts
17 - 21 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - June 2016
Legend
1 - 22 starts
23 - 44 starts
45 - 66 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - June 2016
Legend
1 - 29 starts
30 - 58 starts
59 - 87 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	338	275	364	301	284	313	324	297
Multiples	334	380	132	60	144	58	68	64
Total	672	655	496	361	428	371	392	361
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	292	318	81	89	9.9%	96	120	25.0%
Multiples	16	112	155	28	-81.9%	161	32	-80.1%
Total	308	430	236	117	-50.4%	257	152	-40.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	89	4	24	0	0	0	0	0	117
Q2 2015	81	4	31	0	0	0	4	116	236
% Change	9.9	0.0	-22.6	n/a	n/a	n/a	-100.0	-100.0	-50.4
Year-to-date 2016	120	4	28	0	0	0	0	0	152
Year-to-date 2015	96	8	31	0	0	0	4	118	257
% Change	25.0	-50.0	-9.7	n/a	n/a	n/a	-100.0	-100.0	-40.9
UNDER CONSTRUCTION									
Q2 2016	115	4	33	0	0	41	0	313	506
Q2 2015	116	6	40	0	0	115	8	401	686
% Change	-0.9	-33.3	-17.5	n/a	n/a	-64.3	-100.0	-21.9	-26.2
COMPLETIONS									
Q2 2016	76	2	16	0	0	0	8	78	180
Q2 2015	82	10	16	0	0	0	0	0	108
% Change	-7.3	-80.0	0.0	n/a	n/a	n/a	n/a	n/a	66.7
Year-to-date 2016	124	4	25	0	0	0	8	78	239
Year-to-date 2015	136	14	20	0	0	0	0	0	170
% Change	-8.8	-71.4	25.0	n/a	n/a	n/a	n/a	n/a	40.6
COMPLETED & NOT ABSORBED									
Q2 2016	32	1	10	0	0	0	n/a	n/a	43
Q2 2015	33	9	17	0	0	0	n/a	n/a	59
% Change	-3.0	-88.9	-41.2	n/a	n/a	n/a	n/a	n/a	-27.1
ABSORBED									
Q2 2016	90	5	22	0	0	1	n/a	n/a	118
Q2 2015	89	5	36	0	0	0	n/a	n/a	130
% Change	1.1	0.0	-38.9	n/a	n/a	n/a	n/a	n/a	-9.2
Year-to-date 2016	128	8	28	0	0	4	n/a	n/a	168
Year-to-date 2015	142	8	43	0	0	0	n/a	n/a	193
% Change	-9.9	0.0	-34.9	n/a	n/a	n/a	n/a	n/a	-13.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2016	44	2	15	0	0	0	0	0	61
Q2 2015	55	2	19	0	0	0	4	116	196
Loyalist Township									
Q2 2016	21	2	9	0	0	0	0	0	32
Q2 2015	13	2	12	0	0	0	0	0	27
South Frontenac Township									
Q2 2016	23	0	0	0	0	0	0	0	23
Q2 2015	13	0	0	0	0	0	0	0	13
Kingston CMA									
Q2 2016	89	4	24	0	0	0	0	0	117
Q2 2015	81	4	31	0	0	0	4	116	236
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2016	4	0	0	0	0	0	0	0	4
Q2 2015	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2016	52	2	24	0	0	41	0	312	431
Q2 2015	62	4	22	0	0	115	8	399	610
Loyalist Township									
Q2 2016	26	2	9	0	0	0	0	1	38
Q2 2015	21	2	18	0	0	0	0	2	43
South Frontenac Township									
Q2 2016	33	0	0	0	0	0	0	0	33
Q2 2015	33	0	0	0	0	0	0	0	33
Kingston CMA									
Q2 2016	115	4	33	0	0	41	0	313	506
Q2 2015	116	6	40	0	0	115	8	401	686

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	2	0	0	0	0	0	0	0	2
Kingston City									
Q2 2016	49	0	9	0	0	0	8	78	144
Q2 2015	37	10	10	0	0	0	0	0	57
Loyalist Township									
Q2 2016	6	2	7	0	0	0	0	0	15
Q2 2015	12	0	6	0	0	0	0	0	18
South Frontenac Township									
Q2 2016	20	0	0	0	0	0	0	0	20
Q2 2015	31	0	0	0	0	0	0	0	31
Kingston CMA									
Q2 2016	76	2	16	0	0	0	8	78	180
Q2 2015	82	10	16	0	0	0	0	0	108
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q2 2016	26	0	1	0	0	0	n/a	n/a	27
Q2 2015	26	9	16	0	0	0	n/a	n/a	51
Loyalist Township									
Q2 2016	4	1	9	0	0	0	n/a	n/a	14
Q2 2015	7	0	1	0	0	0	n/a	n/a	8
South Frontenac Township									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Kingston CMA									
Q2 2016	32	1	10	0	0	0	n/a	n/a	43
Q2 2015	33	9	17	0	0	0	n/a	n/a	59

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
Kingston City									
Q2 2016	60	4	17	0	0	1	n/a	n/a	82
Q2 2015	44	5	26	0	0	0	n/a	n/a	75
Loyalist Township									
Q2 2016	10	1	5	0	0	0	n/a	n/a	16
Q2 2015	10	0	10	0	0	0	n/a	n/a	20
South Frontenac Township									
Q2 2016	19	0	0	0	0	0	n/a	n/a	19
Q2 2015	33	0	0	0	0	0	n/a	n/a	33
Kingston CMA									
Q2 2016	90	5	22	0	0	1	n/a	n/a	118
Q2 2015	89	5	36	0	0	0	n/a	n/a	130

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Frontenac Islands Township	1	0	0	0	0	0	0	0	1	0	n/a
Kingston City	44	55	2	2	15	23	0	116	61	196	-68.9
Loyalist Township	21	13	2	2	9	12	0	0	32	27	18.5
South Frontenac Township	23	13	0	0	0	0	0	0	23	13	76.9
Kingston CMA	89	81	4	4	24	35	0	116	117	236	-50.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	1	1	0	0	0	0	0	0	1	1	0.0
Kingston City	66	59	2	6	19	23	0	116	87	204	-57.4
Loyalist Township	22	19	2	2	9	12	0	2	33	35	-5.7
South Frontenac Township	31	17	0	0	0	0	0	0	31	17	82.4
Kingston CMA	120	96	4	8	28	35	0	118	152	257	-40.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	15	19	0	4	0	0	0	116
Loyalist Township	9	12	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	24	31	0	4	0	0	0	116

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	19	19	0	4	0	0	0	116
Loyalist Township	9	12	0	0	0	0	0	2
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	28	31	0	4	0	0	0	118

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Frontenac Islands Township	1	0	0	0	0	0	1	0
Kingston City	61	76	0	0	0	120	61	196
Loyalist Township	32	27	0	0	0	0	32	27
South Frontenac Township	23	13	0	0	0	0	23	13
Kingston CMA	117	116	0	0	0	120	117	236

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	1	1	0	0	0	0	1	1
Kingston City	87	84	0	0	0	120	87	204
Loyalist Township	33	33	0	0	0	2	33	35
South Frontenac Township	31	17	0	0	0	0	31	17
Kingston CMA	152	135	0	0	0	122	152	257

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Frontenac Islands Township	1	2	0	0	0	0	0	0	1	2	-50.0
Kingston City	49	37	0	10	17	10	78	0	144	57	152.6
Loyalist Township	6	12	2	0	7	6	0	0	15	18	-16.7
South Frontenac Township	20	31	0	0	0	0	0	0	20	31	-35.5
Kingston CMA	76	82	2	10	24	16	78	0	180	108	66.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	1	4	0	0	0	0	0	0	1	4	-75.0
Kingston City	83	67	2	14	17	14	78	0	180	95	89.5
Loyalist Township	12	18	2	0	16	6	0	0	30	24	25.0
South Frontenac Township	28	47	0	0	0	0	0	0	28	47	-40.4
Kingston CMA	124	136	4	14	33	20	78	0	239	170	40.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	9	10	8	0	0	0	78	0
Loyalist Township	7	6	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	16	16	8	0	0	0	78	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	9	14	8	0	0	0	78	0
Loyalist Township	16	6	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	25	20	8	0	0	0	78	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Frontenac Islands Township	1	2	0	0	0	0	1	2
Kingston City	58	57	0	0	86	0	144	57
Loyalist Township	15	18	0	0	0	0	15	18
South Frontenac Township	20	31	0	0	0	0	20	31
Kingston CMA	94	108	0	0	86	0	180	108

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	1	4	0	0	0	0	1	4
Kingston City	94	95	0	0	86	0	180	95
Loyalist Township	30	24	0	0	0	0	30	24
South Frontenac Township	28	47	0	0	0	0	28	47
Kingston CMA	153	170	0	0	86	0	239	170

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2016													
Submarket	**Price Ranges**										**Total**	**Median Price ($)**	**Average Price ($)**
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q2 2016	0	0.0	10	16.7	24	40.0	10	16.7	16	26.7	60	-	365,778
Q2 2015	0	0.0	13	29.5	19	43.2	2	4.5	10	22.7	44	300,000	348,198
Year-to-date 2016	0	0.0	13	15.7	28	33.7	18	21.7	24	28.9	83	-	370,802
Year-to-date 2015	0	0.0	20	29.9	26	38.8	8	11.9	13	19.4	67	300,000	345,517
Loyalist Township													
Q2 2016	0	0.0	0	0.0	8	88.9	1	11.1	0	0.0	9	-	315,475
Q2 2015	0	0.0	1	12.5	4	50.0	1	12.5	2	25.0	8	-	-
Year-to-date 2016	0	0.0	0	0.0	10	76.9	3	23.1	0	0.0	13	-	315,475
Year-to-date 2015	0	0.0	3	25.0	6	50.0	1	8.3	2	16.7	12	-	-
South Frontenac Township													
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q2 2015	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2015	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	-	-
Kingston CMA													
Q2 2016	0	0.0	10	14.3	32	45.7	11	15.7	17	24.3	70	337,500	358,934
Q2 2015	0	0.0	15	27.3	25	45.5	3	5.5	12	21.8	55	315,000	348,185
Year-to-date 2016	0	0.0	13	13.1	38	38.4	23	23.2	25	25.3	99	345,000	362,767
Year-to-date 2015	0	0.0	25	29.8	35	41.7	9	10.7	15	17.9	84	310,000	342,953

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	365,778	348,198	5.0	370,802	345,517	7.3
Loyalist Township	315,475	-	n/a	315,475	-	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	358,934	348,185	3.1	362,767	342,953	5.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

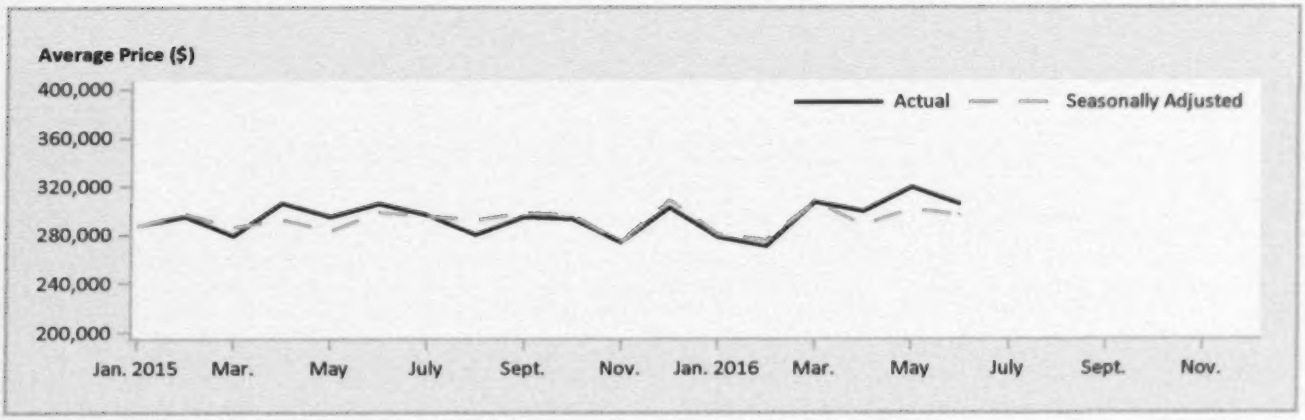


Figure 5.2: MLS® Residential Sales for Kingston

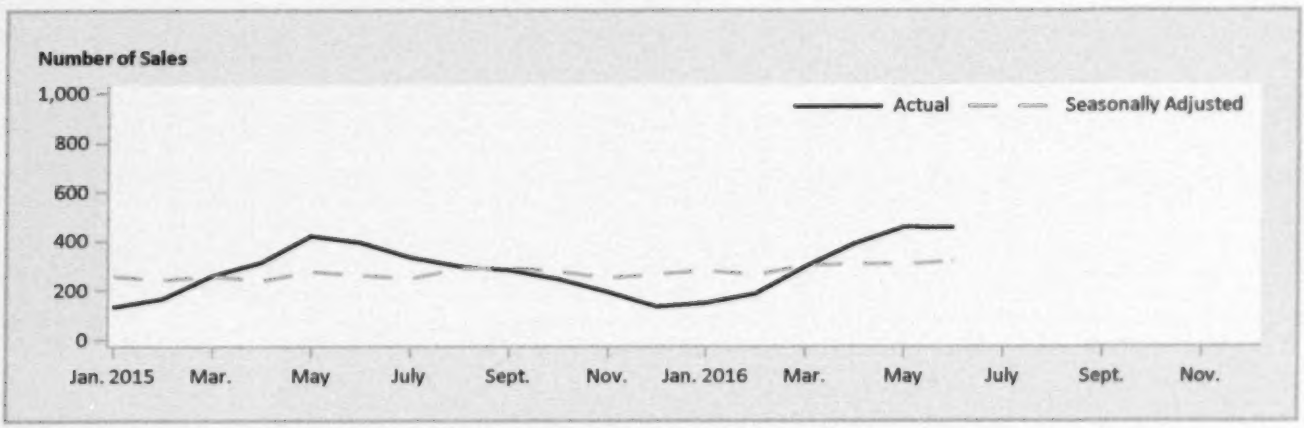
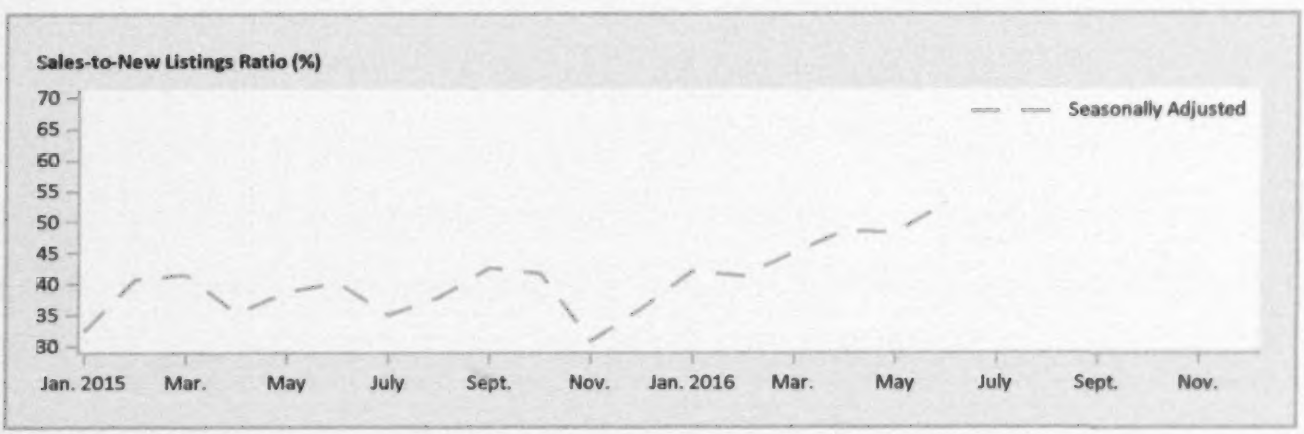


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, 2007=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.70	125.30	80.3	6.5	62.4	851
	February	567	2.89	4.74	120.10	126.20	80.4	6.8	62.6	859
	March	567	2.89	4.74	120.30	127.10	80.7	6.7	62.8	856
	April	561	2.89	4.64	120.60	126.90	80.8	7.2	63.0	862
	May	561	2.89	4.64	121.00	127.70	81.9	6.9	63.8	866
	June	561	2.89	4.64	121.50	128.20	82.7	6.9	64.3	892
	July	561	2.89	4.64	121.90	128.40	83.3	6.5	64.4	909
	August	561	2.89	4.64	122.50	128.00	83.9	6.9	65.1	915
	September	561	2.89	4.64	122.70	127.80	83.9	7.0	65.2	915
	October	561	2.89	4.64	123.10	127.90	84.8	6.7	65.6	908
	November	561	3.14	4.64	123.40	127.90	84.5	6.6	65.3	906
	December	561	3.14	4.64	123.50	127.50	84.4	6.4	65.0	901
2016	January	561	3.14	4.64	123.70	127.80	84.1	6.3	64.7	900
	February	561	3.14	4.64	124.20	128.20	84.3	6.0	64.6	909
	March	561	3.14	4.64	124.50	129.00	84.2	6.0	64.5	924
	April	561	3.14	4.64	125.10	129.60	83.2	6.3	63.9	944
	May	561	3.14	4.64	126.90	130.10	82.6	6.7	63.6	949
	June	561	3.14	4.64		130.40	82.5	6.4	63.2	946
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely *separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common* basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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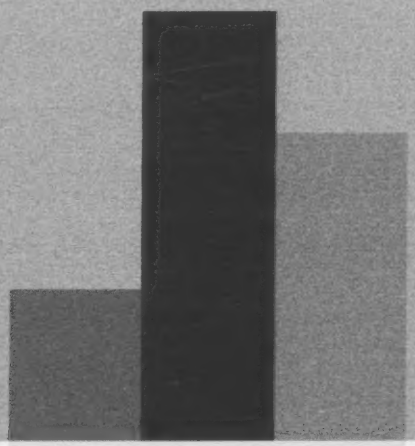

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